

Doc#. 2225646186 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/13/2022 03:50 PM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20220801626900  
ST/CO Stamp 1-604-516-432 ST Tax \$370.00 CO Tax \$185.00

THIS INDENTURE WITNESSETH, that the Grantor(s), **EDWARD S. PLUCHAR**, married to **SHEILA PLUCHAR**,\* County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to **STEPHANIE WESZELITS**, UNMARRIED, and **TRAVIS KOZELUH**, UNMARRIED, of WILLOW HILL, as...

(Check Applicable, Strike Inapplicable)


- ☐ ~~An individual or Entity (LLC, Corporation, Etc.)~~  
☒ Tenants in Common  
☐ ~~Not as Tenants in Common but as Joint Tenants with rights of survivorship~~  
☐ ~~Not as Tenants in Common or Joint Tenants, but as Tenants by the Entirety~~

...the following described real estate, to-wit:,

SEE ATTACHED LEGAL

Permanent Real Estate Index Number: 27-24-405-007-0000

Address of Real Estate: 7433 163RD PLACE, TINLEY PARK, IL 60477

REAL ESTATE TRANSFER TAX		12-Sep-2022	
	COUNTY:	185.00	
	ILLINOIS:	370.00	
	TOTAL:	555.00	
27-24-405-007-0000		20220801626900   1-604-516-432	

Subject to the following restrictions: a) general real estate taxes not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record, building lines and easements for the use of public utilities.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 2 Day of September, 2020

\*This is not the homestead property.

USI

## UNOFFICIAL COPY

Edward S. Pluchar  
EDWARD S. PLUCHAR

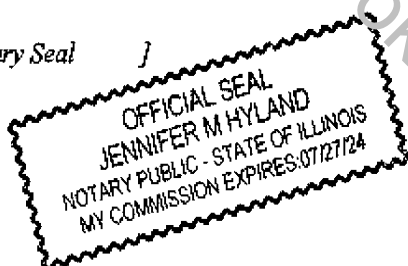
STATE OF Illinois

COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Edward S. Pluchar, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 2 day of September, 2022

[ Notary Seal ]



Jennifer M. Hyland  
Notary Public

This Instrument was prepared by:

Russell F. Kazda  
17112 S. Oak Park Avenue  
Tinley Park, IL 60477

Future Tax Bills to:

Travis Kozeluh / Stephanie Westelits  
7433 163rd Pl.  
Tinley Park IL 60477

After recording return document to:

Posen Land Group LLC  
102 W Burlington Suite 2  
La Grange IL 60525

# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

LOT 573 IN BREMENTOWNE ESTATES UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 24; OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24; OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24; ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS:**

7433 163rd Place, Tinley Park, IL 60477

**PERMANENT INDEX NUMBER:**

27-24-405-007-0000

Property of Cook County Clerk's Office